

RULES AND REGULATIONS

FOR

HEARTSTONE SUBDIVISION

**Heartstone Subdivision Homeowners Association
Concan, Texas**

PREAMBLE

The use and enjoyment of Lots and Reserves in the Heartstone Subdivision shall be governed by the Declaration of Covenants, Conditions and Restrictions for Heartstone Subdivision ("Declaration") and as stated herein. Collectively, they constitute the Rules and Regulations of the Heartstone Subdivision and are adopted by the HSHA as such. If there is a conflict between the Rules and Regulations as stated in the Declaration and as stated herein, those standards stated in the Declaration shall control.

ARTICLE I
RULE AND REGULATIONS


Section 1.1 RULES AND REGULATIONS. All duties, obligations, responsibilities and rights set out in the Declaration shall constitute Rules and Regulations of the Heartstone Subdivision. Further, the following shall also constitute Rules and Regulations of the Heartstone Subdivision to wit:

- (a) Follow the Law. All persons in the Heartstone Subdivision shall comply with all applicable federal, state and county laws, ordinances, rules and regulations in the conducting of themselves and others;
- (b) Vehicle Operation. All vehicles while in the Heartstone Subdivision shall be operated in a safe and prudent manner and shall not ever be operated in excess of 15 miles per hour;
- (c) Park Operation. The Ella Vee Private Park and 3Marie Private Park are closed from 11:00 p.m. to 6:00 a.m. The Ella Vee Private Park and 3Marie Private Park shall not have stationed any security personnel or lifeguards. Use of the Private Parks and the Frio River is at a person's sole discretion and risk. If, for any reason, use could pose a risk of harm to the person or others, do not use the Private Parks and/or the Frio River. Also, climbing of all trees in the Private Parks is prohibited. Further, no vehicles, other than golf carts, shall be permitted between the Private Park pavilions and the Frio River;
- (d) Entry Gate Operation. Until more than 90% of the Lots in the Heartstone Subdivision are sold, the entry gates to the Heartstone Subdivision shall remain open from 7:00 a.m. to approximately 30 minutes before dusk. However, these hours of operation may be revised and if so, Lot Owners shall receive notice of same before a change in the open time period;
- (e) Helipad Operation. A helipad is contemplated but could possibly not be installed for various reasons. If the helipad is installed, it shall not be used for any purpose whatsoever except for emergency medical use under supervision or with the

involvement of governmental law, fire or emergency medical service personnel;

- (f) Reserve D Operation. Do not enter Reserve D for any purpose unless authorized in writing by the HSHA; and
- (g) No Trespassing. Do not enter any property you are not an Owner of unless you personally have the Owner's consent or entry is authorized by the Declaration.

ADOPTED this 6 day of July, 2010, by Heartstone Subdivision Homeowners Association.



Joe W. Meyer, Director



Connie M. Meyer, Director



Brenda Blaylock, Director



HEARTSTONE SUBDIVISION HOMEOWNERS ASSOCIATION, INC.
CERTIFICATION OF GOVERNING DOCUMENTS

TO WHOM IT MAY CONCERN:

Attached hereto are:

1. First Amended Bylaws of the Heartstone Subdivision Homeowners Association, Inc.;
2. First Amended Declaration of Covenants, Conditions and Restrictions for Heartstone Subdivision;
3. First Amended Minimum Construction Standards for Heartstone Subdivision; and
4. Rules and Regulations for Heartstone Subdivision.

The attached documents are true and correct. The documents have been approved and ratified in accordance with the governing documents of Heartstone Subdivision Homeowners Association, Inc.

Date: January 31, 2012

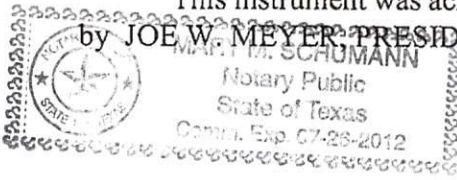
HEARTSTONE SUBDIVISION HOMEOWNERS ASSOCIATION, INC.

Joe W. Meyer, President

Connie M. Meyer, Secretary

STATE OF TEXAS §
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COUNTY OF Kendall §

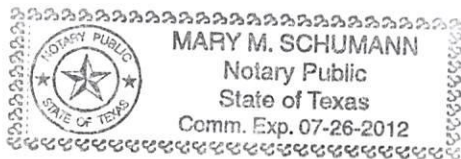
This instrument was acknowledged before me on the 31st day of January, 2012, by JOE W. MEYER, PRESIDENT OF HEARTSTONE SUBDIVISION SALES, LLC.



Notary Public in and for the State of Texas

STATE OF TEXAS §
 §
COUNTY OF Kendall §

This instrument was acknowledged before me on the 31st day of January, 2012, by CONNIE M. MEYER, SECRETARY OF HEARTSTONE SUBDIVISION SALES, LLC.



Notary Public in and for the State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

RAMONA ESQUIVEL HOBBS

Ramona Esquivel Hobbs, County Clerk

Uvalde County TEXAS

February 03, 2012 09:54:19 AM

FEE: \$468.00

2012000496

I, Ramona Esquivel Hobbs, County Clerk, do hereby certify that the foregoing instrument was FILED FOR RECORD on the date and time stamped hereon and was duly recorded in the Official Public Records of Uvalde County, Texas.



Ramona Esquivel Hobbs, County Clerk
Uvalde County, Texas

By: *Maria Luna* Deputy